

CHAPTER XI - CENTRAL BUSINESS ZONING DISTRICT

A. What This Chapter Does. This chapter establishes the **Central Business Zoning District (CBZD)**, which encompasses the "commercial core" of the city, and provides a place for the redevelopment or development of uses that depend on pedestrian circulation and a central location.

B. Land Use. The permitted and special uses allowed in the CBZD shall be as shown in Table XI.1. All uses not explicitly permitted are prohibited.

Table XI.1. CBZD Land Use

<i>permitted uses</i>	<i>special permit uses</i>
commercial	
accessory uses customarily associated with the permitted uses, including residential use of the upper stories of commercial buildings	
minor utility installations - see II.D.6.	

C. Specification Standards. The specification standards for the CBZD appear in Table XI.2.

Table XI.2. CBZD Specification Standards

<i>Standard</i>	<i>specification</i>	<i>standard</i>	<i>specification</i>
minimum lot size (square feet)	--	minimum lot width, at front setback line (feet)	--
minimum front yard setback (feet)	see XVIII.X and Appendix F	minimum rear yard setback (feet)	see XVIII.X. and Appendix F
minimum side yard setback (feet)	see XVIII.X and Appendix F	maximum height (feet)	30
maximum lot coverage	100%	parking spaces	see Appendix E

There are no minimum setbacks in the CBZD, except where it borders another zoning district and landscaped buffers are required, as provided in Chapter XVIII.

D. Performance Standards. All developments shall comply with the performance standards of Chapter XVIII, as applicable, and the following additional performance standards.

1. Outdoor Sales and Storage. Limited outdoor sales, including outdoor dining areas and participation in temporary "sidewalk" sales shall be permitted. All storage, except temporary storage of construction materials and equipment being used for work in progress, shall be within buildings.

2. RESERVED

E. Overlay Districts. All developments shall comply with any additional requirements imposed by overlay districts.